

CITY OF CHARLESTON

PLANNING COMMISSION MEETING REPORT

MEETING OF DECEMBER 20, 2017

A meeting of the City of Charleston Planning Commission was held at **5:00 p.m., on Wednesday, December 20, 2017** in the Public Meeting Room, 1st Floor, 2 George St. The following applications were considered:

REZONINGS

1. **Properties on Lee St, Cooper St & Aiken St (Peninsula) TMS# 4590504116, 192, 193, 194, 195, 197, 198, 220, & portions of 4590504208 & 209** – approx. 2.64 ac. Request rezoning from Diverse Residential (DR-2F) to Mixed-Use/Workforce Housing (MU-1/WH).

RECOMMENDED APPROVAL

2. **194 Cannon St (Peninsula) TMS# 4601004013** – approx. 2.07 ac. Request rezoning to include property and adjacent zoned right-of-way in the Accommodations Overlay (A) classification designated as "A-7": 175 room maximum.

RECOMMENDED APPROVAL

3. **217 Ashley Ave (Peninsula) TMS# 4601104080** – 0.33 ac. Request rezoning from Diverse Residential (DR-2F) to Limited Business (LB).

DEFERRED BY THE APPLICANT

4. **Bees Ferry Rd (West Ashley) TMS# 3050800058 & 060** – approx. 50.07 ac. Request rezoning from Gathering Place (GP) to General Business (GB).

DEFERRED BY THE APPLICANT

5. **116 Queen St (Peninsula) a portion of TMS# 4570804074** – 0.045 ac. Request rezoning to include the rear portion of the property in the School (S) Overlay Zone.

DEFERRED BY PLANNING COMMISSION

6. **41 Bogard St (Peninsula) TMS# 4600803144** – 0.05 ac. Request rezoning from Diverse Residential (DR-2F) to Commercial Transitional (CT).

RECOMMENDED APPROVAL

7. **18 Percy St (Peninsula) TMS# 4600801063** – 0.05 ac. Request rezoning from Diverse Residential (DR-2F) to Commercial Transitional (CT).

RECOMMENDED APPROVAL

8. **651 Meeting St (Peninsula) TMS# 4631602061** – 0.61 ac. Request rezoning from General Business (GB) to Mixed-Use/Workforce Housing (MU-1/WH).

RECOMMENDED APPROVAL

SUBDIVISIONS

1. **Fairbanks Drive (Daniel Island) TMS# 2710000010 & 012** – 16.78 ac. 90 lots. Request subdivision concept plan approval. Zoned Daniel Island General Office (DI-GO).

APPROVED WITH THE CONDITIONS THAT THE BUILDINGS REMAIN SITUATED AS SHOWN ON THE PLAN PRESENTED AND THE ROAD BE FURTHER AWAY FROM BUILDING SIX

2. **Woodbury Park, Phases 3A & 3B (Hollydale Court – Johns Island) TMS# 3130000023 & 048** – 43.97 ac. 34 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).

WITHDRAWN BY THE APPLICANT

3. **Produce Lane (Johns Island) TMS# 3130000152, 153, 154, 157, 158** – 7.36 ac. 34 lots. Request subdivision concept plan approval. Zoned Diverse Residential (DR-2) and General Business (GB).

APPROVED

4. **Bermuda Pointe (Ashley River Road – West Ashley) TMS# 3550700006 & 012** – 4.6 ac. 35 lots. Request subdivision concept plan approval. Zoned Diverse Residential (DR-12), Limited Business (LB), General Business (GB).

DEFERRED BY THE APPLICANT

ZONINGS

1. **1419 Adele St (West Ashley) TMS# 3510700046** – 0.10 ac. Request zoning of Single-Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.

WITHDRAWN BY THE APPLICANT

2. **251 Louise P. Gardner St (James Island) TMS# 3430300246** – 0.49 ac. Request zoning of Single and Two-Family Residential (STR). Zoned Single-Family Residential (R-4) in Charleston County.

RECOMMENDED SINGLE-FAMILY RESIDENTIAL (SR-2)

3. **Folly Rd and Grimball Road Ext (James Island) TMS# 427-00-00-020, 039, 106, 110 & 111** – approx. 10.0 ac. Request zoning of Limited Business (LB). Zoned Folly Road Corridor Overlay District (OD-FRC) in Charleston County.

RECOMMENDED APPROVAL OF LIMITED BUSINESS (LB) AND FOLLY ROAD OVERLAY (FR)

4. **Bees Ferry Rd (West Ashley) a portion of TMS# 2860000040** – approx. 17.13 ac. Request zoning of Limited Business (LB). Zoned Industrial (I) in Charleston County.

RECOMMENDED APPROVAL

ORDINANCE AMENDMENTS

1. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by revising Section 54-220 (b) (1) (e) (15) pertaining to limits on the number of rooms in facilities.**

RECOMMENDED APPROVAL

2. Request approval to amend Ordinance No. 2017-083, establishing a Temporary Moratorium on the acceptance or processing of applications pertaining to properties on James Island located in non-residentially zoned districts that exceed 4 units or 25,000 square feet, so as to extend the expiration date of the Temporary Moratorium until December 31, 2017.

RECOMMENDED DISAPPROVAL

3. Request approval to amend Ordinance No. 2017-060 that established a Temporary Moratorium on the acceptance or processing of applications for new construction on properties located in the 100 year floodplain within the Church Creek Drainage Basin for an additional period of six months.

RECOMMENDED APPROVAL

4. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to implement new regulations for Short Term Rental uses and Bed and Breakfast uses in the City of Charleston.

DEFERRED BY PLANNING COMMISSION

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

Preliminary & Final Plats

1. **Cainhoy South, Phase 1B (Clements Ferry Road – Cainhoy) TMS# 2620000008** – 39.8 ac. 53 lots. PUD. Preliminary subdivision plat pending approval.
2. **Hatchet Bay Drive Extension (West Ashley) TMS# 3070000007** – 0.5 ac. R/W. PUD. Final subdivision plat pending approval.
3. **Stonoview, Phase 2 (River Road – Johns Island) TMS# 3150000012** – 27.2 ac. 53 lots. PUD. Final subdivision plat pending approval.
4. **Magnolia, Phase 2 (Braswell Street – Peninsula) TMS# 4640000025, 026, 029, 035, 039, 040** – 35.6 ac. R/W. PUD. Preliminary subdivision plat under review.
5. **F Street (Peninsula)** – 0.7 ac. 1 lot. Preliminary subdivision plat pending approval.
6. **River Glen (Brownswood Road – Johns Island) TMS# 3120000056, 166, 193, 194** – 31.1 ac. 70 lots. SR-2. Preliminary subdivision plat under review.
7. **CCSD West Ashley Campus (Sanders Road – West Ashley) TMS# 3060000011** – 126.2 ac. 3 lots. DR-6, SR-1, GO. Preliminary subdivision plat pending approval.
8. **Marshview Commons (McLernon Trace – West Ashley) TMS# 2850700003** – 29.0 ac. 165 lots. PUD. Final subdivision plat pending approval.
9. **Sea Aire Cluster Development (Cooper Judge Lane – James Island) TMS# 4270900069** – 5.9 ac. 24 lots. SR-1. Final subdivision plat recorded.
10. **61 Watroo Point (Daniel Island) TMS# 2711101111** – 0.6 ac. 2 lots. DI-R. Final subdivision plat recorded.
11. **The Pointe at Rhodes Crossing, Phase 2 (Sanders Road – West Ashley) TMS# 2860000444** – 41.8 ac. 76 lots. SR-6. Preliminary subdivision plat pending approval.
12. **9 F Street (Peninsula) TMS# 4631603025** – 0.5 ac. 2 lots. DR-2F. Preliminary subdivision plat under review.
13. **8 ½ State Street (Peninsula) TMS# 4580903026** – 0.4 ac. 1 lot. LB. Final subdivision plat pending approval.
14. **Essex Farms Single Family (Essex Farms drive – West Ashley) TMS# 3090000472** – 2.6 ac. 9 lots. LB. Final subdivision plat recorded.
15. **The Village at Stiles Point, Phase 2 (Harbor View Road – James Island) TMS# 4260000003** – 12.2 ac. 40 lots. SR-1. Final subdivision plat recorded.
16. **Woodbury Park, Phase 1 (Killifish Road – Johns Island) TMS# 3130000050** – 20.4 ac. 47 lots. SR-1. Final subdivision plat recorded.
17. **Parcel M, Phase 3 (Dunham Street – Daniel Island) TMS# 2750000156** – 12.0 ac. 20 lots. DI-R. Preliminary subdivision plat under review.

Road Construction Plans

1. **Greenway Preserve (Mutual Drive – West Ashley) TMS# 3100600106** – 5.2 ac. 18 lots. SR-6. Road construction plans under review.
2. **Magnolia, Phase 2 (Braswell Street – Peninsula) TMS# 4640000025, 026, 029, 035, 039, 040** – 35.6 ac. R/W. PUD. Road construction plans under review.
3. **River Glen (Brownswood Road – Johns Island) TMS# 3120000056, 166, 193, 194** – 31.1 ac. 70 lots. SR-2. Road construction plans under review.
4. **CCSD West Ashley Campus (Sanders Road – West Ashley) TMS# 3060000011** – 126.2 ac. 3 lots. DR-6, SR-1, GO. Road construction plans under review.

5. **Riverview Estates (River Road – Johns Island) TMS# 3120000065, 066** – 24.3 ac. 48 lots. SR-1. Road construction plans under review.
6. **Harmony (Pinehurst Avenue – West Ashley) TMS# 3060000003** – 166.4 ac. 215 lots. PUD. Road construction plans under review.
7. **Huguenin Avenue Extension (Peninsula) TMS# 4640000003, 017** – 1.9 ac. R/W. MU-2/WH. Road construction plans pending approval.
8. **Parkline Avenue Extension (Daniel Island) TMS# 2750000181** – 5.5 ac. R/W. DI-BP. Road construction plans pending approval.
9. **Parcel M, Phase 3 (Dunham Street – Daniel Island) TMS# 2750000156** – 12.0 ac. 20 lots. DI-R. Road construction plans under review.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc. In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.